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**Corporate Finance**  
Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03  
Ireland

Telephone +353 1 410 1000  
Fax +353 1 412 1122  
Internet [www.kpmg.ie](http://www.kpmg.ie)

***Section within KPMG: KPMG Future Analytics, Chartered Planning and Development Consultants***

An Taisce,  
Tailors' Hall, Back Lane  
Dublin 8,  
D08 X2A3

[planningreferrals@antaisce.org](mailto:planningreferrals@antaisce.org)

17th February 2025

Dear Sir / Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), act on behalf of the applicant to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 as amended (the Act), to An Bord Pleanála.

The Application Site (c. 3.185 ha) is in Cherry Orchard, Dublin 10 and forms part of Site 4: M50-Cederbrook Avenue Site as identified in Park West Cherry Orchard Local Area Plan 2019 (LAP). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West and Cherry Orchard rail station to the south east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The subject lands form part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The application site represents Phase 2 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands.

The Proposed Development (13,280sq.m GFA) comprises of 137 dwellings in a mix of houses, duplex units and own-door apartments, all of which are proposed to be affordable for-sale homes, ranging in height from 2 to 3-storeys and represents the logical and coherent continuation of the Phase 1 development (Bord. Ref: ABP-318607-23) as approved by An Bord Pleanála in July 2024. The Phase 1 scheme comprised the construction of a residential led mixed use scheme across 16 blocks within 9 buildings ranging in height from 4 to 15 storeys (c. 66,398.8 sq. m.).

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The development as described in the public notices is set out below:

*The proposed development on a site of c. 3.185 hectares, located on lands at Cherry Orchard, Dublin 10 (known as Development Site 4 in the Park West Cherry Orchard Local Area Plan 2019). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The development will consist of the construction of a residential scheme containing 137no. residential dwellings (comprising 31no. 2-bedroom units, and 106no. 3-bedroom units) through a mixture of houses, duplex units and own-door apartments. The proposed development will include a new access road connecting to the entrance point at Park West Avenue as approved under the Phase 1 scheme, new internal streets, landscaped public and communal open space, a new pedestrian connection to Cloverhill Road and all associated site and development works. The proposed development represents Phase 2 of the overall planned development for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was approved permission in July 2024 (Bord. Ref: ABP-318607-23).*

*The proposed development (GFA of c. 13,280sqm) involves the construction of 137no. dwellings in a mix of houses, duplexes and own-door apartments ranging in height from 2 to 3 storeys comprising 31no. two-bed units (9no. two-bed three-person and 22no. two-bed four-person) and 106no. three-bed units (13,015 sqm total residential floor area), and all ancillary accommodation including bike and bin stores and ESB substation (265sqm total GFA). The proposed development also includes the provision of 2,133sqm landscaped public open space, in addition to 2,050sq.m of public open space as approved under the Phase 1 permission (Bord. Ref: ABP-318607-23). The total public open space provided for Phase 2 totals 4,183 sqm (12.34% of the net site/development area (3,390ha) of Phase 2 lands). Communal open space for the duplex and apartment units is provided across three dedicated communal amenity areas (602sq.m in total area) with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.*

*The proposed development will also involve the provision of 141no. car parking spaces at curtilage and street level throughout the development, of which 7no. are accessible spaces and 71no. EV charging points (representing 50% of the total parking spaces). A total of 306no. bicycle parking spaces, of which 18no. are visitor spaces accommodated through a mixture of bike stores and external cycle parking stands. A total of 7no. motorbike parking spaces are also provided. Vehicular, pedestrian and cycle access routes to serve the proposed development are provided via the approved Phase 1 entrance to the east of the site along Park West Avenue with further connections provided to the north and to the south to the approved Phase 1 scheme. Provision is also made for the installation of a signalised access junction with associated traffic lights and below ground infrastructure and the relocation of bus stop*

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*and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

*The development will also provide for all associated ancillary site development works including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.*

This planning application including the enclosed drawings, public notices, and application form, have been prepared in accordance with the requirements of the Planning and Development Regulations 2001, as amended ('the Regulations'), and the Planning and Development Act, 2000 as amended ('the Act').

Please note that a dedicated project website, [www.cherryorchardpointphase2partx.ie](http://www.cherryorchardpointphase2partx.ie) has also been set up by the applicant. Details of the project are also available online through the EIA portal.

Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

Alan Crawford

Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants  
Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)  
Mobile: [+353 87 050 4362](tel:+353870504362)

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An Chomhairle Ealaíon,  
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[planning@artscouncil.ie](mailto:planning@artscouncil.ie)

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Yours faithfully,

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Córas Iompair Éireann (CIE),  
CIÉ Group Property Department,  
Curzon House, 35 Lower Abbey Street,  
Dublin 1

[property@cie.ie](mailto:property@cie.ie)

17th February 2025

Dear Sir / Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), act on behalf of the applicant, to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 as amended (the Act), to An Bord Pleanála.

The Application Site (c. 3.185 ha) is in Cherry Orchard, Dublin 10 and forms part of Site 4: M50-Cederbrook Avenue Site as identified in Park West Cherry Orchard Local Area Plan 2019 (LAP). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West and Cherry Orchard rail station to the south east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The subject lands form part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The application site represents Phase 2 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands.

The Proposed Development (13,280sq.m GFA) comprises of 137 dwellings in a mix of houses, duplex units and own-door apartments, all of which are proposed to be affordable for-sale homes, ranging in height from 2 to 3-storeys and represents the logical and coherent continuation of the Phase 1 development (Bord. Ref: ABP-318607-23) as approved by An Bord Pleanála in July 2024. The Phase 1 scheme comprised the construction of a residential led mixed use scheme across 16 blocks within 9 buildings ranging in height from 4 to 15 storeys (c. 66,398.8 sq. m.).

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The development as described in the public notices is set out below:

*The proposed development on a site of c. 3.185 hectares, located on lands at Cherry Orchard, Dublin 10 (known as Development Site 4 in the Park West Cherry Orchard Local Area Plan 2019). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The development will consist of the construction of a residential scheme containing 137no. residential dwellings (comprising 31no. 2-bedroom units, and 106no. 3-bedroom units) through a mixture of houses, duplex units and own-door apartments. The proposed development will include a new access road connecting to the entrance point at Park West Avenue as approved under the Phase 1 scheme, new internal streets, landscaped public and communal open space, a new pedestrian connection to Cloverhill Road and all associated site and development works. The proposed development represents Phase 2 of the overall planned development for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was approved permission in July 2024 (Bord. Ref: ABP-318607-23).*

*The proposed development (GFA of c. 13,280sqm) involves the construction of 137no. dwellings in a mix of houses, duplexes and own-door apartments ranging in height from 2 to 3 storeys comprising 31no. two-bed units (9no. two-bed three-person and 22no. two-bed four-person) and 106no. three-bed units (13,015 sqm total residential floor area), and all ancillary accommodation including bike and bin stores and ESB substation (265sqm total GFA). The proposed development also includes the provision of 2,133sqm landscaped public open space, in addition to 2,050sq.m of public open space as approved under the Phase 1 permission (Bord. Ref: ABP-318607-23). The total public open space provided for Phase 2 totals 4,183 sqm (12.34% of the net site/development area (3,390ha) of Phase 2 lands). Communal open space for the duplex and apartment units is provided across three dedicated communal amenity areas (602sq.m in total area) with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.*

*The proposed development will also involve the provision of 141no. car parking spaces at curtilage and street level throughout the development, of which 7no. are accessible spaces and 71no. EV charging points (representing 50% of the total parking spaces). A total of 306no. bicycle parking spaces, of which 18no. are visitor spaces accommodated through a mixture of bike stores and external cycle parking stands. A total of 7no. motorbike parking spaces are also provided. Vehicular, pedestrian and cycle access routes to serve the proposed development are provided via the approved Phase 1 entrance to the east of the site along Park West Avenue with further connections provided to the north and to the south to the approved Phase 1 scheme. Provision is also made for the installation of a signalised access junction with associated traffic lights and below ground infrastructure and the relocation of bus stop*

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Ireland

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*and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

*The development will also provide for all associated ancillary site development works including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.*

This planning application including the enclosed drawings, public notices, and application form, have been prepared in accordance with the requirements of the Planning and Development Regulations 2001, as amended ('the Regulations'), and the Planning and Development Act, 2000 as amended ('the Act').

Please note that a dedicated project website, [www.cherryorchardpointphase2partx.ie](http://www.cherryorchardpointphase2partx.ie) has also been set up by the applicant. Details of the project are also available online through the EIA portal.

Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

Alan Crawford

Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants  
Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)  
Mobile: [+353 87 050 4362](tel:+353870504362)

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***Section within KPMG: KPMG Future Analytics, Chartered Planning and Development Consultants***

Commission for Railway Regulation,  
Temple House  
Temple Road,  
Blackrock  
Co. Dublin  
A94 Y5W5

[planning@crr.ie](mailto:planning@crr.ie)

17th February 2025

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**Applicant: Dublin City Council in partnership with the Land Development Agency**

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*the east of the site along Park West Avenue with further connections provided to the north and to the south to the approved Phase 1 scheme. Provision is also made for the installation of a signalised access junction with associated traffic lights and below ground infrastructure and the relocation of bus stop and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

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Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

Alan Crawford

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***Section within KPMG: KPMG Future Analytics, Chartered Planning and Development Consultants***

Fáilte Ireland,  
88 - 95 Amiens Street  
Dublin 1  
D01 WR86

[Planning.applications@failteireland.ie](mailto:Planning.applications@failteireland.ie)

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**Applicant: Dublin City Council in partnership with the Land Development Agency**

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The Application Site (c. 3.185 ha) is in Cherry Orchard, Dublin 10 and forms part of Site 4: M50-Cederbrook Avenue Site as identified in Park West Cherry Orchard Local Area Plan 2019 (LAP). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West and Cherry Orchard rail station to the south east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The subject lands form part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The application site represents Phase 2 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands.

The Proposed Development (13,280sq.m GFA) comprises of 137 dwellings in a mix of houses, duplex units and own-door apartments, all of which are proposed to be affordable for-sale homes, ranging in height from 2 to 3-storeys and represents the logical and coherent continuation of the Phase 1 development (Bord. Ref: ABP-318607-23) as approved by An Bord Pleanála in July 2024. The Phase 1 scheme comprised the construction of a residential led mixed use scheme across 16 blocks within 9 buildings ranging in height from 4 to 15 storeys (c. 66,398.8 sq. m.).

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The development as described in the public notices is set out below:

*The proposed development on a site of c. 3.185 hectares, located on lands at Cherry Orchard, Dublin 10 (known as Development Site 4 in the Park West Cherry Orchard Local Area Plan 2019). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The development will consist of the construction of a residential scheme containing 137no. residential dwellings (comprising 31no. 2-bedroom units, and 106no. 3-bedroom units) through a mixture of houses, duplex units and own-door apartments. The proposed development will include a new access road connecting to the entrance point at Park West Avenue as approved under the Phase 1 scheme, new internal streets, landscaped public and communal open space, a new pedestrian connection to Cloverhill Road and all associated site and development works. The proposed development represents Phase 2 of the overall planned development for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was approved permission in July 2024 (Bord. Ref: ABP-318607-23).*

*The proposed development (GFA of c. 13,280sqm) involves the construction of 137no. dwellings in a mix of houses, duplexes and own-door apartments ranging in height from 2 to 3 storeys comprising 31no. two-bed units (9no. two-bed three-person and 22no. two-bed four-person) and 106no. three-bed units (13,015 sqm total residential floor area), and all ancillary accommodation including bike and bin stores and ESB substation (265sqm total GFA). The proposed development also includes the provision of 2,133sqm landscaped public open space, in addition to 2,050sq.m of public open space as approved under the Phase 1 permission (Bord. Ref: ABP-318607-23). The total public open space provided for Phase 2 totals 4,183 sqm (12.34% of the net site/development area (3,390ha) of Phase 2 lands). Communal open space for the duplex and apartment units is provided across three dedicated communal amenity areas (602sq.m in total area) with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.*

*The proposed development will also involve the provision of 141no. car parking spaces at curtilage and street level throughout the development, of which 7no. are accessible spaces and 71no. EV charging points (representing 50% of the total parking spaces). A total of 306no. bicycle parking spaces, of which 18no. are visitor spaces accommodated through a mixture of bike stores and external cycle parking stands. A total of 7no. motorbike parking spaces are also provided. Vehicular, pedestrian and cycle access routes to serve the proposed development are provided via the approved Phase 1 entrance to the east of the site along Park West Avenue with further connections provided to the north and to the south to the approved Phase 1 scheme. Provision is also made for the installation of a signalised access junction with associated traffic lights and below ground infrastructure and the relocation of bus stop*

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D02 DE03  
Ireland

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*and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

*The development will also provide for all associated ancillary site development works including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.*

This planning application including the enclosed drawings, public notices, and application form, have been prepared in accordance with the requirements of the Planning and Development Regulations 2001, as amended ('the Regulations'), and the Planning and Development Act, 2000 as amended ('the Act').

Please note that a dedicated project website, [www.cherryorchardpointphase2partx.ie](http://www.cherryorchardpointphase2partx.ie) has also been set up by the applicant. Details of the project are also available online through the EIA portal.

Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

Alan Crawford

Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants  
Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)  
Mobile: [+353 87 050 4362](tel:+353870504362)

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***Section within KPMG: KPMG Future Analytics, Chartered Planning and Development Consultants***

Inland Fisheries Ireland  
3044 Lake Drive  
Citywest Business Campus  
Dublin  
D24  
Ireland

[info@fisheriesireland.ie](mailto:info@fisheriesireland.ie)

17th February 2025

Dear Sir / Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), act on behalf of the applicant, to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 as amended (the Act), to An Bord Pleanála.

The Application Site (c. 3.185 ha) is in Cherry Orchard, Dublin 10 and forms part of Site 4: M50-Cederbrook Avenue Site as identified in Park West Cherry Orchard Local Area Plan 2019 (LAP). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West and Cherry Orchard rail station to the south east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The subject lands form part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The application site represents Phase 2 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands.

The Proposed Development (13,280sq.m GFA) comprises of 137 dwellings in a mix of houses, duplex units and own-door apartments, all of which are proposed to be affordable for-sale homes, ranging in height from 2 to 3-storeys and represents the logical and coherent continuation of the Phase 1 development (Bord. Ref: ABP-318607-23) as approved by An Bord Pleanála in July 2024. The Phase 1

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*the east of the site along Park West Avenue with further connections provided to the north and to the south to the approved Phase 1 scheme. Provision is also made for the installation of a signalised access junction with associated traffic lights and below ground infrastructure and the relocation of bus stop and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

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Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

Alan Crawford

Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants  
Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)  
Mobile: [+353 87 050 4362](tel:+353870504362)

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The Heritage Council,  
Áras na hOidhreachta Church Lane  
Kilkenny R95 X264

[mail@heritagecouncil.ie](mailto:mail@heritagecouncil.ie)

17th February 2025

Dear Sir / Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), act on behalf of the applicant, to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 as amended (the Act), to An Bord Pleanála.

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The Proposed Development (13,280sq.m GFA) comprises of 137 dwellings in a mix of houses, duplex units and own-door apartments, all of which are proposed to be affordable for-sale homes, ranging in height from 2 to 3-storeys and represents the logical and coherent continuation of the Phase 1 development (Bord. Ref: ABP-318607-23) as approved by An Bord Pleanála in July 2024. The Phase 1 scheme comprised the construction of a residential led mixed use scheme across 16 blocks within 9 buildings ranging in height from 4 to 15 storeys (c. 66,398.8 sq. m.).

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*The proposed development (GFA of c. 13,280sqm) involves the construction of 137no. dwellings in a mix of houses, duplexes and own-door apartments ranging in height from 2 to 3 storeys comprising 31no. two-bed units (9no. two-bed three-person and 22no. two-bed four-person) and 106no. three-bed units (13,015 sqm total residential floor area), and all ancillary accommodation including bike and bin stores and ESB substation (265sqm total GFA). The proposed development also includes the provision of 2,133sqm landscaped public open space, in addition to 2,050sq.m of public open space as approved under the Phase 1 permission (Bord. Ref: ABP-318607-23). The total public open space provided for Phase 2 totals 4,183 sqm (12.34% of the net site/development area (3,390ha) of Phase 2 lands). Communal open space for the duplex and apartment units is provided across three dedicated communal amenity areas (602sq.m in total area) with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.*

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*and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

*The development will also provide for all associated ancillary site development works including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.*

This planning application including the enclosed drawings, public notices, and application form, have been prepared in accordance with the requirements of the Planning and Development Regulations 2001, as amended ('the Regulations'), and the Planning and Development Act, 2000 as amended ('the Act').

Please note that a dedicated project website, [www.cherryorchardpointphase2partx.ie](http://www.cherryorchardpointphase2partx.ie) has also been set up by the applicant. Details of the project are also available online through the EIA portal.

Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

Alan Crawford

Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants  
Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)  
Mobile: [+353 87 050 4362](tel:+353870504362)

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***Section within KPMG: KPMG Future Analytics, Chartered Planning and Development Consultants***

The Department of Housing Local Government and Heritage,  
Custom House, Custom House Quay,  
Dublin 1  
D01 W6X0

[gcsofficer@housing.gov.ie](mailto:gcsofficer@housing.gov.ie)

17th February 2025

Dear Sir / Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), act on behalf of the applicant, to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 as amended (the Act), to An Bord Pleanála.

The Application Site (c. 3.185 ha) is in Cherry Orchard, Dublin 10 and forms part of Site 4: M50-Cederbrook Avenue Site as identified in Park West Cherry Orchard Local Area Plan 2019 (LAP). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West and Cherry Orchard rail station to the south east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The subject lands form part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The application site represents Phase 2 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands.

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Yours faithfully,

Alan Crawford

Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants  
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Mobile: [+353 87 050 4362](tel:+353870504362)

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Health Service Executive (HSE),  
Dr. Steeven's Hospital  
Steeven's lane  
Dublin 8  
D08 W2A8

17th February 2025

Dear Sir / Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

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The Proposed Development (13,280sq.m GFA) comprises of 137 dwellings in a mix of houses, duplex units and own-door apartments, all of which are proposed to be affordable for-sale homes, ranging in height from 2 to 3-storeys and represents the logical and coherent continuation of the Phase 1 development (Bord. Ref: ABP-318607-23) as approved by An Bord Pleanála in July 2024. The Phase 1 scheme comprised the construction of a residential led mixed use scheme across 16 blocks within 9 buildings ranging in height from 4 to 15 storeys (c. 66,398.8 sq. m.).

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Ireland

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*and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

*The development will also provide for all associated ancillary site development works including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.*

This planning application including the enclosed drawings, public notices, and application form, have been prepared in accordance with the requirements of the Planning and Development Regulations 2001, as amended ('the Regulations'), and the Planning and Development Act, 2000 as amended ('the Act').

Please note that a dedicated project website, [www.cherryorchardpointphase2partx.ie](http://www.cherryorchardpointphase2partx.ie) has also been set up by the applicant. Details of the project are also available online through the EIA portal.

Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

Alan Crawford

Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants  
Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)  
Mobile: [+353 87 050 4362](tel:+353870504362)

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***Section within KPMG: KPMG Future Analytics, Chartered Planning and Development Consultants***

Irish Aviation Authority,  
The Times Building,  
11-12 D'Olier Street,  
Dublin 2,  
D02 T449

[planning@iaa.ie](mailto:planning@iaa.ie)

17th February 2025

Dear Sir / Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), act on behalf of the applicant, to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 as amended (the Act), to An Bord Pleanála.

The Application Site (c. 3.185 ha) is in Cherry Orchard, Dublin 10 and forms part of Site 4: M50-Cederbrook Avenue Site as identified in Park West Cherry Orchard Local Area Plan 2019 (LAP). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West and Cherry Orchard rail station to the south east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The subject lands form part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The application site represents Phase 2 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands.

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Yours faithfully,

Alan Crawford

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Mobile: [+353 87 050 4362](tel:+353870504362)

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***Section within KPMG: KPMG Future Analytics, Chartered Planning and Development Consultants***

National Transport Authority,  
Dún Scéine  
Harcourt Lane  
Dublin 2  
D02 WT20

[info@nationaltransport.ie](mailto:info@nationaltransport.ie)

17th February 2025

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**Applicant: Dublin City Council in partnership with the Land Development Agency**

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The Proposed Development (13,280sq.m GFA) comprises of 137 dwellings in a mix of houses, duplex units and own-door apartments, all of which are proposed to be affordable for-sale homes, ranging in height from 2 to 3-storeys and represents the logical and coherent continuation of the Phase 1 development (Bord. Ref: ABP-318607-23) as approved by An Bord Pleanála in July 2024. The Phase 1 scheme comprised the construction of a residential led mixed use scheme across 16 blocks within 9 buildings ranging in height from 4 to 15 storeys (c. 66,398.8 sq. m.).

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*The proposed development (GFA of c. 13,280sqm) involves the construction of 137no. dwellings in a mix of houses, duplexes and own-door apartments ranging in height from 2 to 3 storeys comprising 31no. two-bed units (9no. two-bed three-person and 22no. two-bed four-person) and 106no. three-bed units (13,015 sqm total residential floor area), and all ancillary accommodation including bike and bin stores and ESB substation (265sqm total GFA). The proposed development also includes the provision of 2,133sqm landscaped public open space, in addition to 2,050sq.m of public open space as approved under the Phase 1 permission (Bord. Ref: ABP-318607-23). The total public open space provided for Phase 2 totals 4,183 sqm (12.34% of the net site/development area (3,390ha) of Phase 2 lands). Communal open space for the duplex and apartment units is provided across three dedicated communal amenity areas (602sq.m in total area) with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.*

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*and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

*The development will also provide for all associated ancillary site development works including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.*

This planning application including the enclosed drawings, public notices, and application form, have been prepared in accordance with the requirements of the Planning and Development Regulations 2001, as amended ('the Regulations'), and the Planning and Development Act, 2000 as amended ('the Act').

Please note that a dedicated project website, [www.cherryorchardpointphase2partx.ie](http://www.cherryorchardpointphase2partx.ie) has also been set up by the applicant. Details of the project are also available online through the EIA portal.

Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

Alan Crawford

Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants  
Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)  
Mobile: [+353 87 050 4362](tel:+353870504362)

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South Dublin County Council,  
County Hall, Tallaght Dublin 24,  
D24 A3XC

[planningdept@sdublincoco.ie](mailto:planningdept@sdublincoco.ie)

17th February 2025

Dear Sir / Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), act on behalf of the applicant, to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 as amended (the Act), to An Bord Pleanála.

The Application Site (c. 3.185 ha) is in Cherry Orchard, Dublin 10 and forms part of Site 4: M50-Cederbrook Avenue Site as identified in Park West Cherry Orchard Local Area Plan 2019 (LAP). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West and Cherry Orchard rail station to the south east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The subject lands form part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The application site represents Phase 2 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands.

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Alan Crawford

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Mobile: [+353 87 050 4362](tel:+353870504362)

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The Department of Tourism, Culture, Arts, Gaeltacht, Sport, and Media,  
23 Kildare Street,  
Dublin 2,  
D02 TD30

[press.office@tcagsm.gov.ie](mailto:press.office@tcagsm.gov.ie)

17th February 2025

Dear Sir / Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), act on behalf of the applicant, to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 as amended (the Act), to An Bord Pleanála.

The Application Site (c. 3.185 ha) is in Cherry Orchard, Dublin 10 and forms part of Site 4: M50-Cederbrook Avenue Site as identified in Park West Cherry Orchard Local Area Plan 2019 (LAP). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West and Cherry Orchard rail station to the south east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The subject lands form part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The application site represents Phase 2 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands.

The Proposed Development (13,280sq.m GFA) comprises of 137 dwellings in a mix of houses, duplex units and own-door apartments, all of which are proposed to be affordable for-sale homes, ranging in height from 2 to 3-storeys and represents the logical and coherent continuation of the Phase 1 development (Bord. Ref: ABP-318607-23) as approved by An Bord Pleanála in July 2024. The Phase 1 scheme comprised the construction of a residential led mixed use scheme across 16 blocks within 9 buildings ranging in height from 4 to 15 storeys (c. 66,398.8 sq. m.).

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*The proposed development (GFA of c. 13,280sqm) involves the construction of 137no. dwellings in a mix of houses, duplexes and own-door apartments ranging in height from 2 to 3 storeys comprising 31no. two-bed units (9no. two-bed three-person and 22no. two-bed four-person) and 106no. three-bed units (13,015 sqm total residential floor area), and all ancillary accommodation including bike and bin stores and ESB substation (265sqm total GFA). The proposed development also includes the provision of 2,133sqm landscaped public open space, in addition to 2,050sq.m of public open space as approved under the Phase 1 permission (Bord. Ref: ABP-318607-23). The total public open space provided for Phase 2 totals 4,183 sqm (12.34% of the net site/development area (3,390ha) of Phase 2 lands). Communal open space for the duplex and apartment units is provided across three dedicated communal amenity areas (602sq.m in total area) with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.*

*The proposed development will also involve the provision of 141no. car parking spaces at curtilage and street level throughout the development, of which 7no. are accessible spaces and 71no. EV charging points (representing 50% of the total parking spaces). A total of 306no. bicycle parking spaces, of which 18no. are visitor spaces accommodated through a mixture of bike stores and external cycle parking stands. A total of 7no. motorbike parking spaces are also provided. Vehicular, pedestrian and cycle access routes to serve the proposed development are provided via the approved Phase 1 entrance to the east of the site along Park West Avenue with further connections provided to the north and to the south to the approved Phase 1 scheme. Provision is also made for the installation of a signalised access junction with associated traffic lights and below ground infrastructure and the relocation of bus stop*

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*and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

*The development will also provide for all associated ancillary site development works including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.*

This planning application including the enclosed drawings, public notices, and application form, have been prepared in accordance with the requirements of the Planning and Development Regulations 2001, as amended ('the Regulations'), and the Planning and Development Act, 2000 as amended ('the Act').

Please note that a dedicated project website, [www.cherryorchardpointphase2partx.ie](http://www.cherryorchardpointphase2partx.ie) has also been set up by the applicant. Details of the project are also available online through the EIA portal.

Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

Alan Crawford

Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants  
Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)  
Mobile: [+353 87 050 4362](tel:+353870504362)

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Transport Infrastructure Ireland (TII),  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8,  
D08 DK10,  
Ireland.

[landuseplanning@tii.ie](mailto:landuseplanning@tii.ie)

17th February 2025

Dear Sir / Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), act on behalf of the applicant, to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000 as amended (the Act), to An Bord Pleanála.

The Application Site (c. 3.185 ha) is in Cherry Orchard, Dublin 10 and forms part of Site 4: M50-Cederbrook Avenue Site as identified in Park West Cherry Orchard Local Area Plan 2019 (LAP). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West and Cherry Orchard rail station to the south east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The subject lands form part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The application site represents Phase 2 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands.

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*the east of the site along Park West Avenue with further connections provided to the north and to the south to the approved Phase 1 scheme. Provision is also made for the installation of a signalised access junction with associated traffic lights and below ground infrastructure and the relocation of bus stop and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

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Yours faithfully,

Alan Crawford

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Uisce Eireann  
Colvill House,  
24-26 Talbot St  
Dublin 1

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17th February 2025

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**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

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*The proposed development (GFA of c. 13,280sqm) involves the construction of 137no. dwellings in a mix of houses, duplexes and own-door apartments ranging in height from 2 to 3 storeys comprising 31no. two-bed units (9no. two-bed three-person and 22no. two-bed four-person) and 106no. three-bed units (13,015 sqm total residential floor area), and all ancillary accommodation including bike and bin stores and ESB substation (265sqm total GFA). The proposed development also includes the provision of 2,133sqm landscaped public open space, in addition to 2,050sq.m of public open space as approved under the Phase 1 permission (Bord. Ref: ABP-318607-23). The total public open space provided for Phase 2 totals 4,183 sqm (12.34% of the net site/development area (3,390ha) of Phase 2 lands). Communal open space for the duplex and apartment units is provided across three dedicated communal amenity areas (602sq.m in total area) with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.*

*The proposed development will also involve the provision of 141no. car parking spaces at curtilage and street level throughout the development, of which 7no. are accessible spaces and 71no. EV charging points (representing 50% of the total parking spaces). A total of 306no. bicycle parking spaces, of which 18no. are visitor spaces accommodated through a mixture of bike stores and external cycle parking stands. A total of 7no. motorbike parking spaces are also provided. Vehicular, pedestrian and cycle access routes to serve the proposed development are provided via the approved Phase 1 entrance to the east of the site along Park West Avenue with further connections provided to the north and to the south to the approved Phase 1 scheme. Provision is also made for the installation of a signalised access junction with associated traffic lights and below ground infrastructure and the relocation of bus stop*

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*and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

*The development will also provide for all associated ancillary site development works including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.*

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Please note that a dedicated project website, [www.cherryorchardpointphase2partx.ie](http://www.cherryorchardpointphase2partx.ie) has also been set up by the applicant. Details of the project are also available online through the EIA portal.

Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours faithfully,

Alan Crawford

Associate Director  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants  
Email: [alan.crawford@kpmg.ie](mailto:alan.crawford@kpmg.ie)  
Mobile: [+353 87 050 4362](tel:+353870504362)

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***Section within KPMG: KPMG Future Analytics, Chartered Planning and Development Consultants***

Waterways Ireland  
Floor 2 Block C  
Ashtowngate  
Navan Road  
Dublin 15  
D15 Y3EK

[corporate@waterwaysireland.org](mailto:corporate@waterwaysireland.org)

17th February 2025

Dear Sir / Madam,

**Re: Part 10 (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10.**

**Applicant: Dublin City Council in partnership with the Land Development Agency**

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The Application Site (c. 3.185 ha) is in Cherry Orchard, Dublin 10 and forms part of Site 4: M50-Cederbrook Avenue Site as identified in Park West Cherry Orchard Local Area Plan 2019 (LAP). The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, Park West and Cherry Orchard rail station to the south east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west. The subject lands form part of the wider area identified under the Dublin City Development Plan 2022-2028 for regeneration which is reflected in the lands' designation as a Strategic Development Regeneration Area (SDRA 4). The application site represents Phase 2 of the four phases of the development envisioned for Sites 4 and 5 (as identified in the LAP) and seeks to deliver on the vision of the LAP for the redevelopment of these lands.

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*the east of the site along Park West Avenue with further connections provided to the north and to the south to the approved Phase 1 scheme. Provision is also made for the installation of a signalised access junction with associated traffic lights and below ground infrastructure and the relocation of bus stop and shelter along Park West Avenue. The need to provide a signalised junction requires minor alterations to the entrance to the development including adjustment to the paving as previously approved under the Phase 1 scheme (no further amendments to that permission are proposed under this application.) The proposed development also includes the provision of off-street cycle lanes along Park West Avenue that will provide direct connectivity to the Rail Station to the southeast and Cherry Orchard Park to the east.*

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Yours faithfully,

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